



March 2, 2021

Walpole Zoning Board - Appeals
135 School Street
Walpole, MA 02081

Re: Structure Height - Zoning Clarification

Dear Members of the Board,

The revised internal lot line, which is depicted on the updated “Draft Plan of Land 1 of 2, last revised 2/26/21”, details the lot line which bisects lots 1 and 2. This lot line has been adjusted to maintain greater than 70 feet to building 2 where previously 51 feet was provided.

The attached “Setback Sketch Plan” details the dimensions from both Buildings 1 and 2 to the closest lot line to document compliance with the zoning table 6-B.1 footnote 10. Building 1 is 104 feet at the closest point and Building 2 is 96 feet at the closest point. Please refer to the attached plan for the dimension callouts.

If you have any additional questions or concerns, please do not hesitate to contact Howard Stein Hudson’s Chelmsford Office at 978-844-5251.

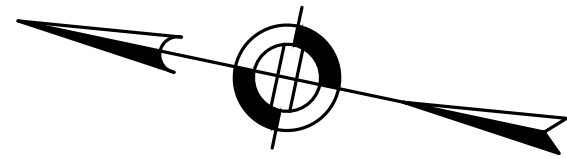
Attached documents:

- Draft ANR Plan
- Setback Sketch Plan

Sincerely,
Howard Stein Hudson

Patrick Bogle, P.E.
Civil Engineer

Katie Enright, P.E.
Associate Principal



n/f
HUGHES BAKER PROCESS
SYSTEMS INC.
ASSESSOR'S PARCEL 52-78
100 NEPONSE STREET

RUCADUC
POND

POTENTIAL
VERNAL
POOL #1

POTENTIAL
VERNAL
POOL #2

1170'±

479'±

LIMITS OF
WETLAND

n/f TOWN OF WALPOLE
ASS. PARCEL 52-15
CEDAR SWAMP

145' ± BY THE
CENTER OF CEDAR
SWAMP BROOK

TIE-LINE
1276'±

n/f TOWN OF WALPOLE
ASS. PARCEL 52-15
CEDAR SWAMP

n/f TOWN OF WALPOLE
ASS. PARCEL 52-12
CEDAR SWAMP

LOT 2
UPLAND AREA = 837,816 S.F.±
WETLAND AREA = 360,733 S.F.±
TOTAL LOT AREA =
1,198,549 S.F. (27.51 AC)
FRONTAGE = 134 FT±

TIE-LINE
1103'±

1160' ± BY THE
CENTER OF CEDAR
SWAMP BROOK

n/f TOWN OF WALPOLE
ASS. PARCEL 52-11
CEDAR SWAMP

n/f TOWN OF WALPOLE
ASS. PARCEL 52-10
CEDAR SWAMP

80 0 80 160
SCALE IN FEET



HOWARD STEIN HUDSON

114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:

55 SS LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

REGARDING
COMPREHENSIVE PERMIT
G.L. c. 40B §§ 20-23

DRAFT
PLAN OF LAND
SUMMER STREET
WALPOLE, MA

REVISIONS:

NO	BY	DATE	DESCRIPTION
0	PB	2/10/21	ISSUED FOR REVIEW
1	MB	2/26/21	ADJ. INTERIOR LOT LINE

SITE
PLAN

DRAFT
PLAN OF LAND
PLAN 1 OF 2

DATE: FEBRUARY 10, 2021

PROJECT NUMBER: 19097

DESIGNED BY: PB

DRAWN BY: PB

CHECKED BY: KE

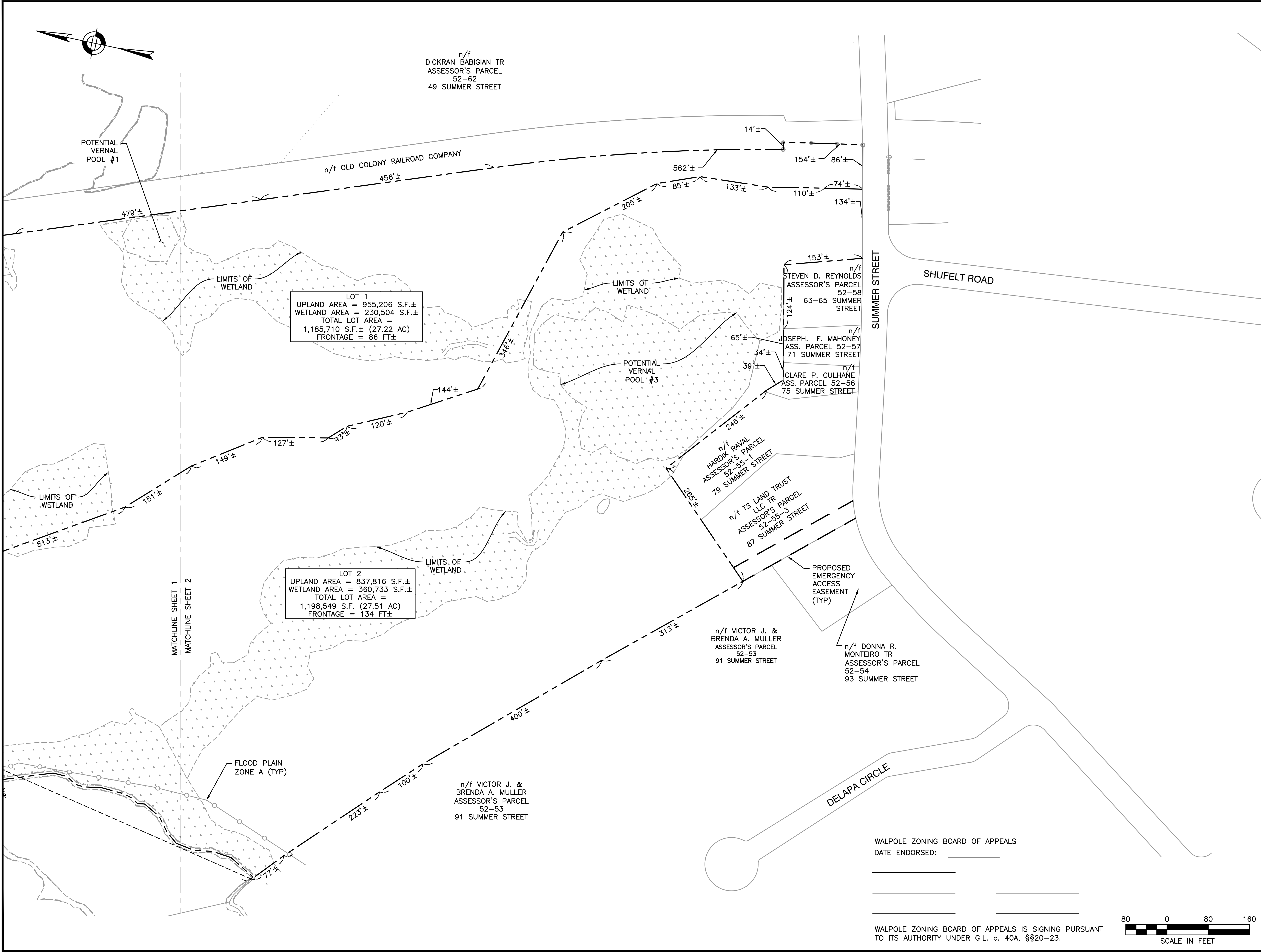
1

SHEET 1 OF 2

WALPOLE ZONING BOARD OF APPEALS
DATE ENDORSED: _____

WALPOLE ZONING BOARD OF APPEALS IS SIGNING PURSUANT
TO ITS AUTHORITY UNDER G.L. c. 40A, §§20-23.

2/26/2021 L:\19097\CURRENT\19097 - Subdivision Plan.dwg
Matthew Baker



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DRAFT
PLAN OF LAND
SUMMER STREET
WALPOLE, MA

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SITE
PLAN

DRAFT
PLAN OF LAND
PLAN 2 OF 2

DATE: FEBRUARY 10, 2021

PROJECT NUMBER: 19097

DESIGNED BY: PB

DRAWN BY: PB

CHECKED BY: KE

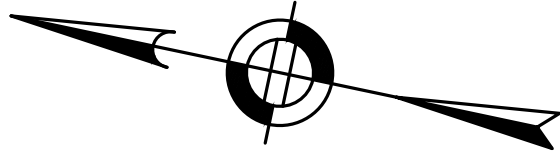
2

SHEET 2 OF 2

WALPOLE ZONING BOARD OF APPEALS
DATE ENDORSED: _____

WALPOLE ZONING BOARD OF APPEALS IS SIGNING PURSUANT
TO ITS AUTHORITY UNDER G.L. c. 40A, §§20-23.





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SETBACK SKETCH PLAN
SUMMER STREET
WALPOLE, MA

REVISIONS:

NO	BY	DATE	DESCRIPTION
0	PB	3/2/21	ISSUED FOR REVIEW

SITE
PLAN

SETBACK SK #1

DATE: MARCH 2, 2021

PROJECT NUMBER: 19097

DESIGNED BY: PB

DRAWN BY: PB

CHECKED BY: KE

1

SHEET 1 OF 1

n/f
HUGHES BAKER PROCESS
SYSTEMS INC.
ASSESSOR'S PARCEL 52-78
100 NEPONSE STREET

RUCADUC
POND

POTENTIAL
VERNAL
POOL #1

POTENTIAL
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POOL #2

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LIMITS OF
WETLAND

BUILDING #1

BUILDING #2

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n/f TOWN OF WALPOLE
ASS. PARCEL 52-12
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TIE-LINE
1103'±

1180' ± BY THE
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SWAMP BROOK

n/f TOWN OF WALPOLE
ASS. PARCEL 52-11
CEDAR SWAMP

n/f TOWN OF WALPOLE
ASS. PARCEL 52-10
CEDAR SWAMP

FLOOD PLAIN
ZONE A (TYP)

